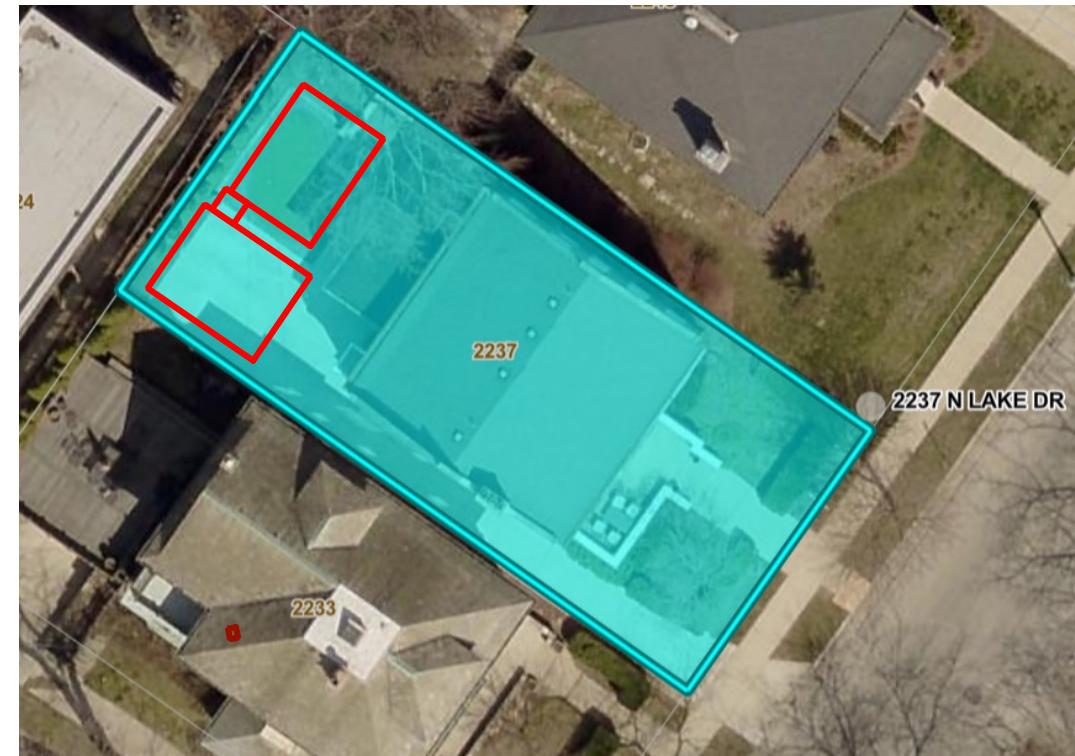


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Label	Title	Comments
T100	Title Page	
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A200	Floor Plan	
A300	Framing Plan	
A400	Elevation	
A500	Elevation	
A600	Details and Notes	
R100	Renderings	

GENERAL NOTES:	
<p>1. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWING NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.) FOR COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.</p> <p>2. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE CONTRACTOR. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE CONTRACTOR IS OBTAINED.</p> <p>3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ECT., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.</p> <p>4. OWNER/DESIGNER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ECT. ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE OWNER WILL BE ALLOWED AT THE JOB SITE.</p>	<p>5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.</p> <p>6. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.</p> <p>7. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.</p> <p>8. UNLESS OTHERWISE SHOWN OR NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHORS BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.</p> <p>9. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.</p> <p>10. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.</p>

**GENERAL NOTES AND SPECIFICATIONS**

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE VARIOUS MECHANICAL CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE VARIOUS MECHANICAL CONTRACTORS SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

DESIGN CRITERIA: 2006 IRC AND IBC  
 ROOF: 50 PSF SNOW LOAD  
 8 PSF TOP CHORD DL.  
 7 PSF BOTTOM CHORD DL.  
 5 PSF NET WIND UPLIFT.  
 FLOOR: 40 PSF LL.  
 10 PSF TOP CHORD DL.  
 5 PSF BOTTOM CHORD DL.  
 SOIL: 2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION  
 FROST DEPTH: 4'-0"  
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

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 DESIGN CONSULTANT Josiah McDonald  
 LATEST REVISION DATE 7/14/22

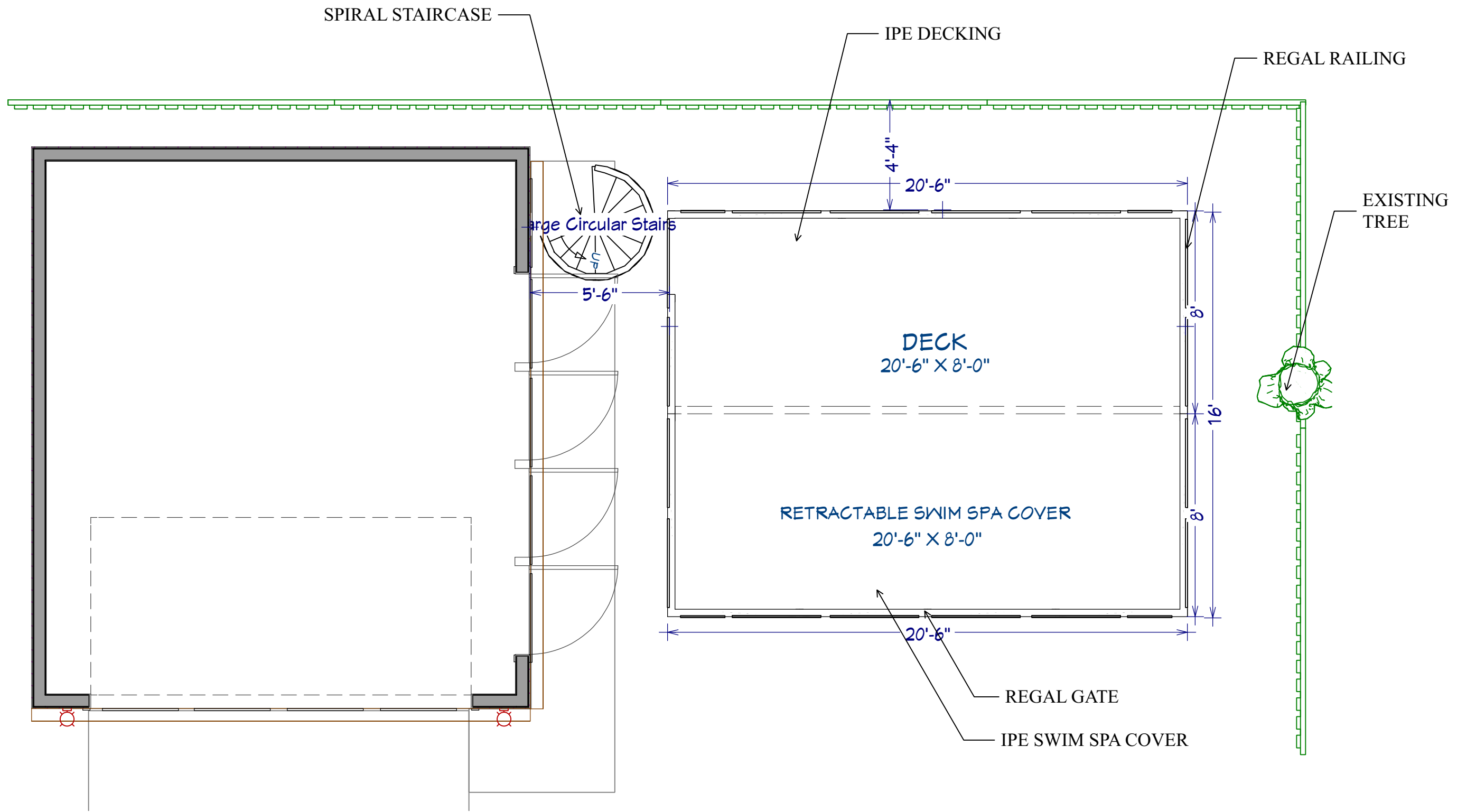
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DRAWING  
  
TITLE PAGE

SHEET  
  
T100

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# FLOOR PLAN

1/4" = 1'



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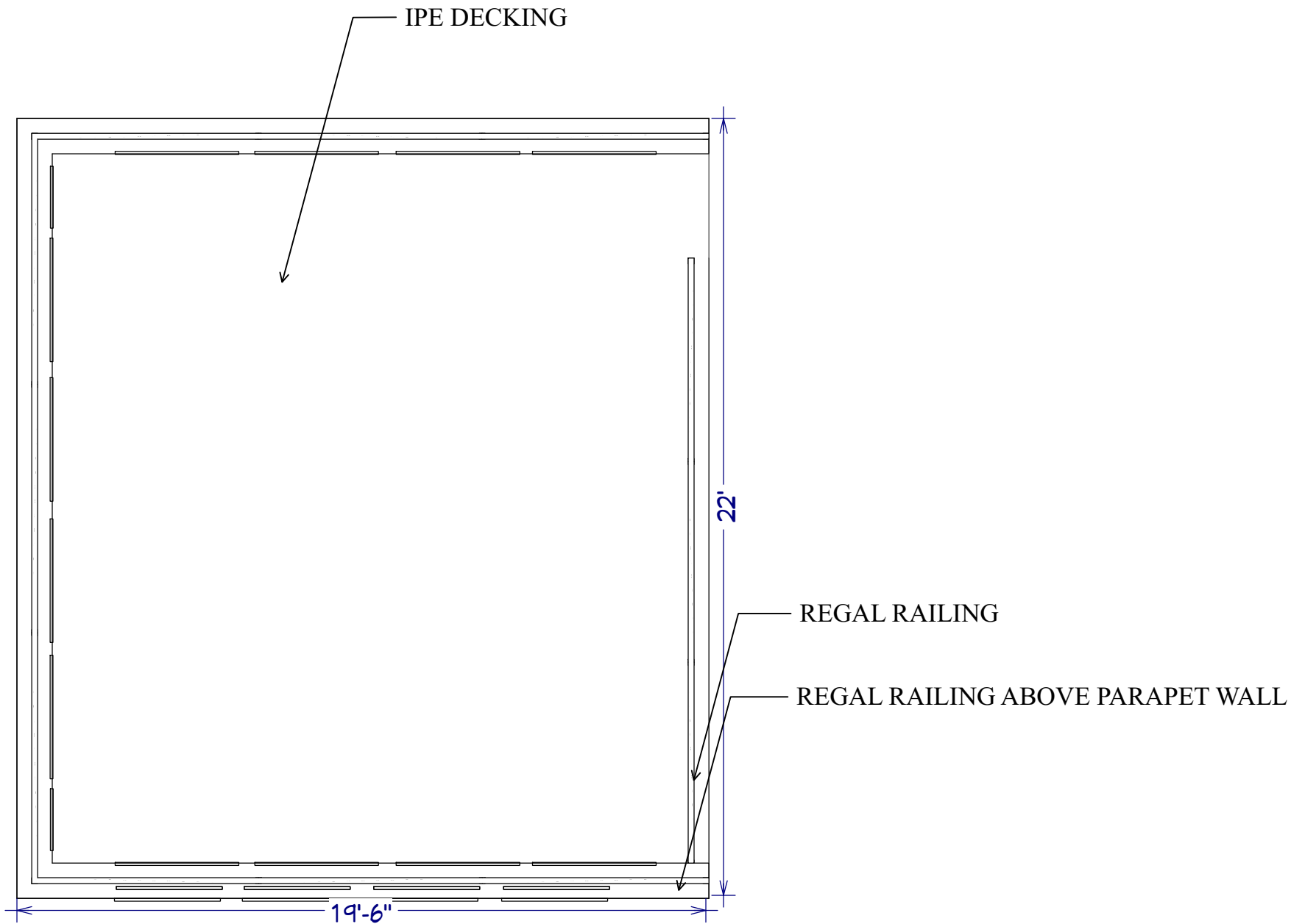
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DRAWING  
**FLOOR PLAN**

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**A100**

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# SECOND FLOOR PLAN

1/4" = 1'



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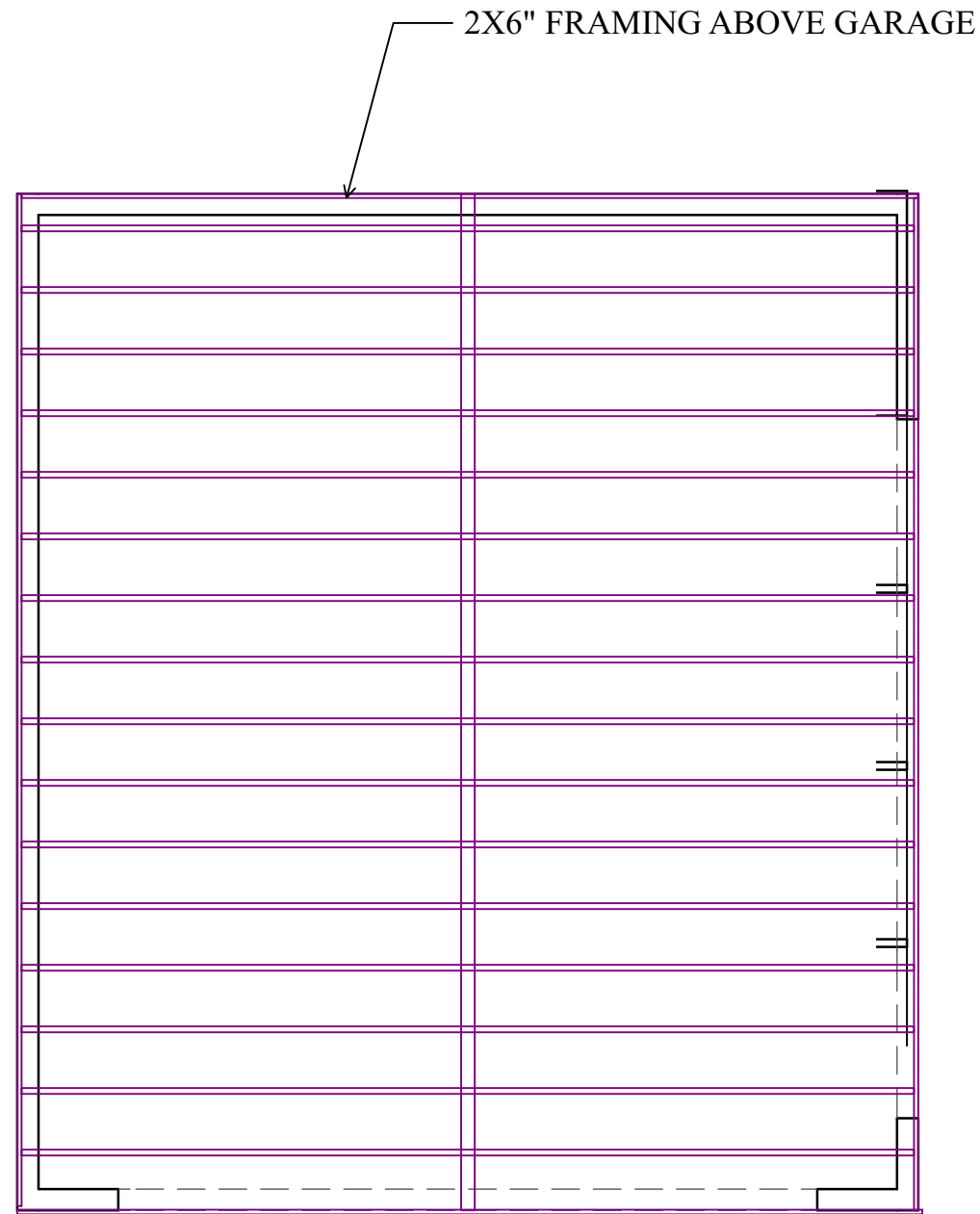
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**FLOOR PLAN**

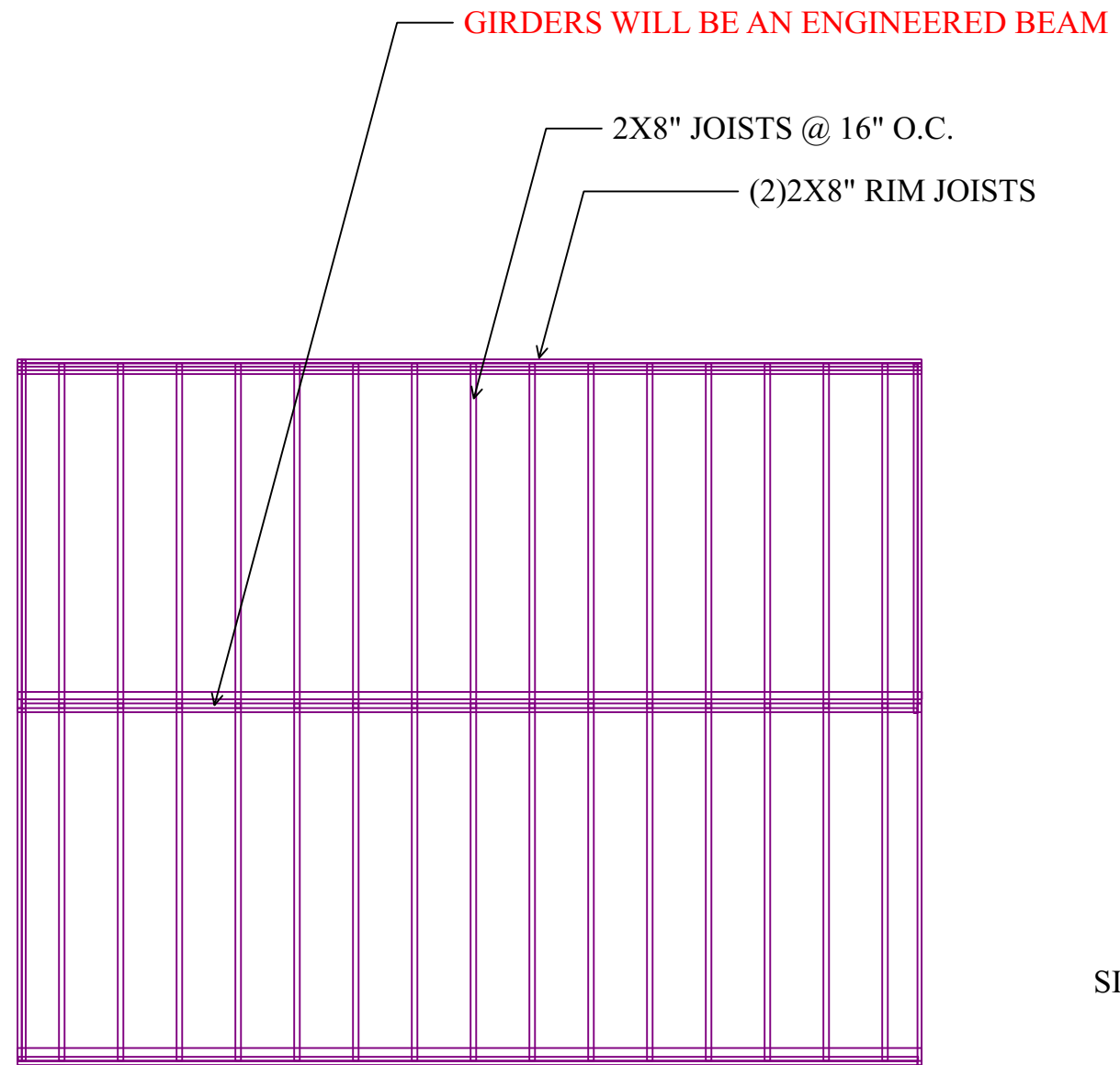
SHEET  
**A200**

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SIDE D



SIDE C



SIDE A

SIDE B

# FRAMING PLAN

1/4" = 1'



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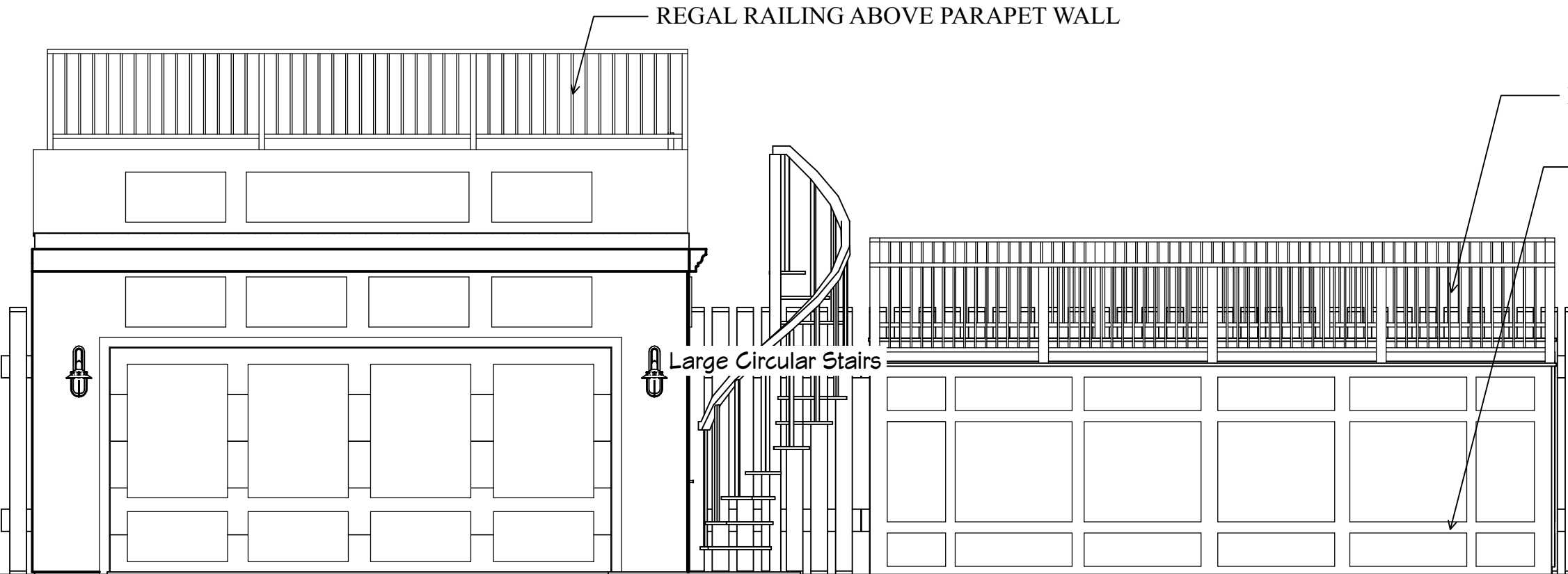
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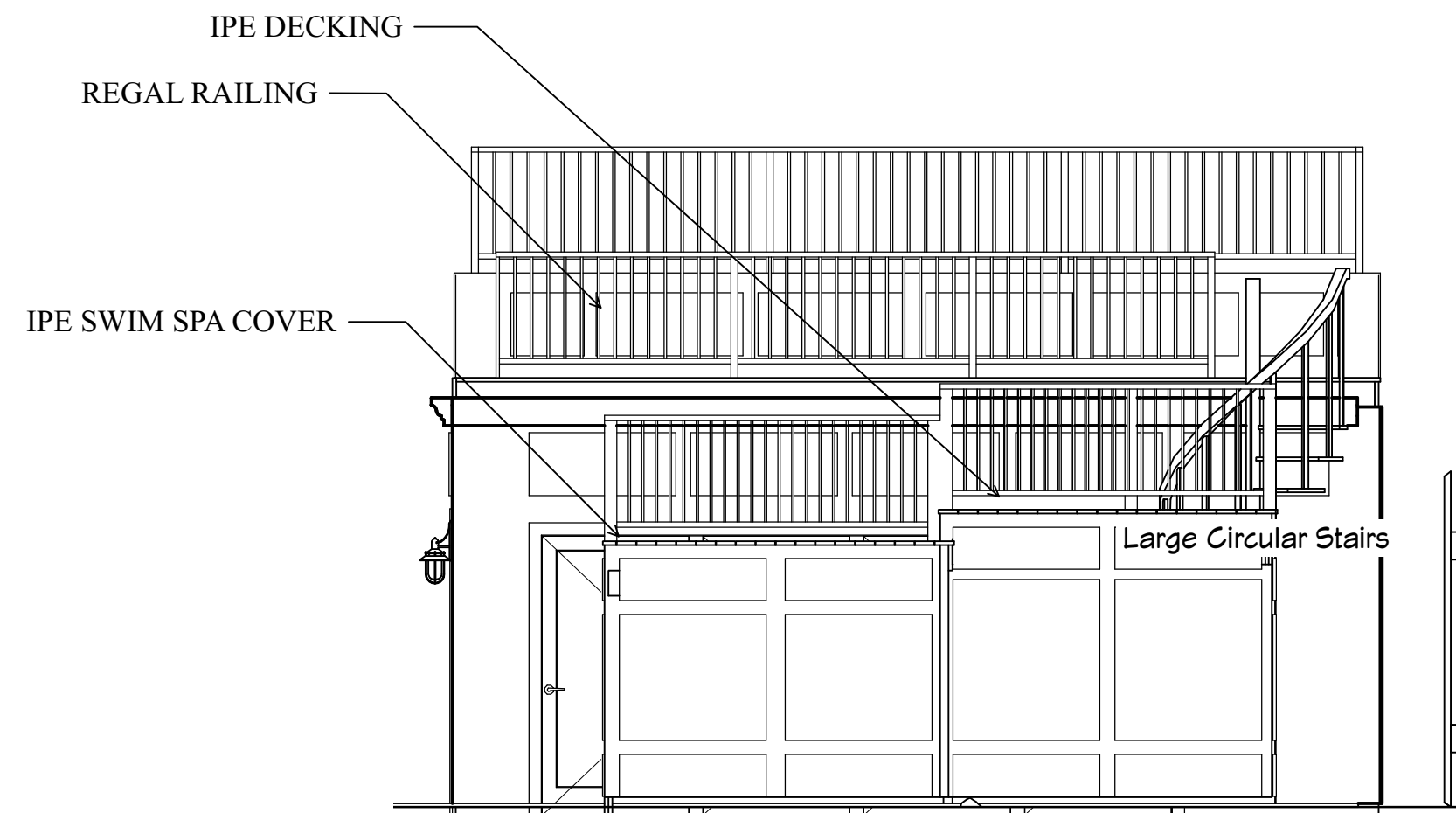
DRAWING  
**FRAMING PLAN**

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**A300**

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SIDE A



SIDE B

# ELEVATIONS

1/4" = 1'



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DRAWING  
 ELEVATION

SHEET  
 A400

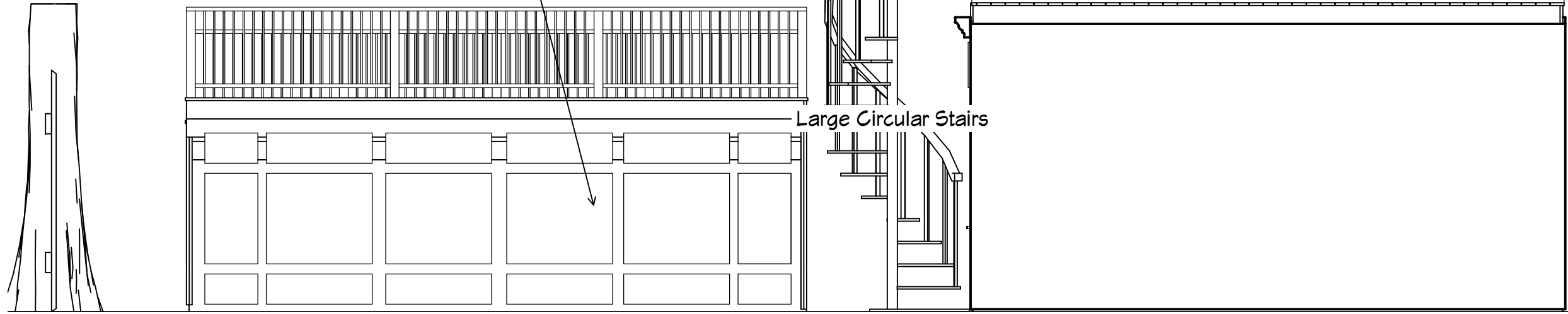
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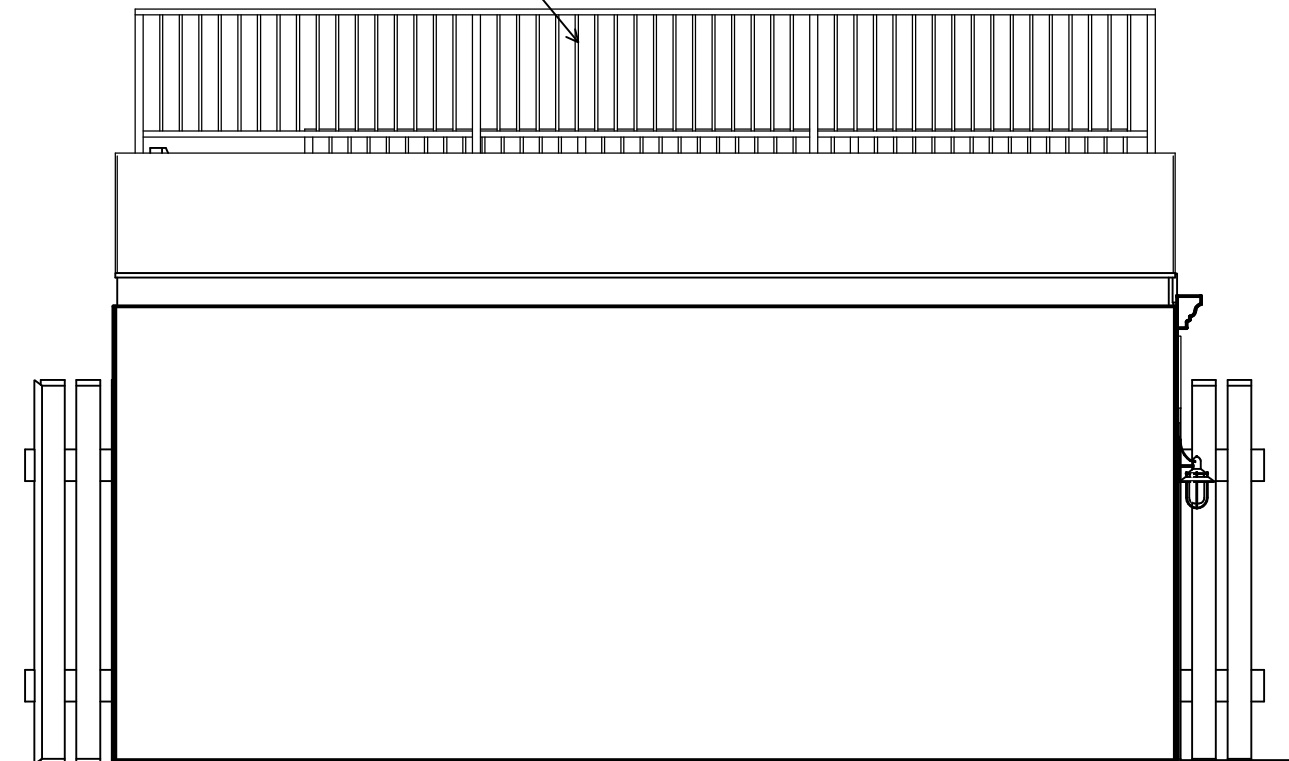
REGAL RAILING ABOVE PARAPET WALL

PANELS TO MATCH EXISTING GARAGE



SIDE C

REGAL RAILING ABOVE PARAPET WALL



SIDE D

# ELEVATIONS

1/4" = 1'



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DRAWING  
 ELEVATION

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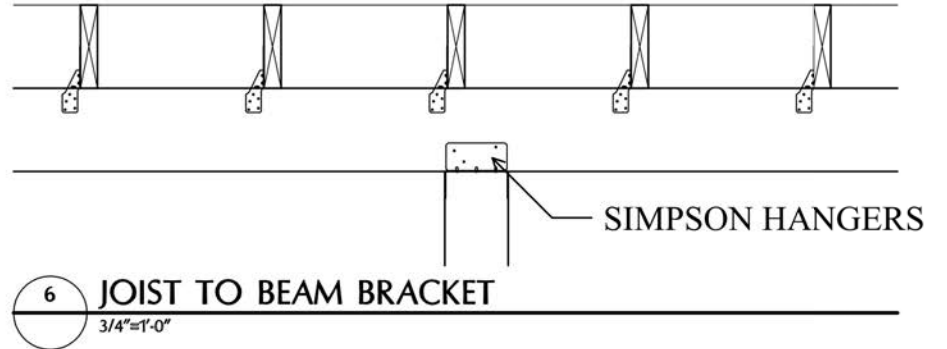
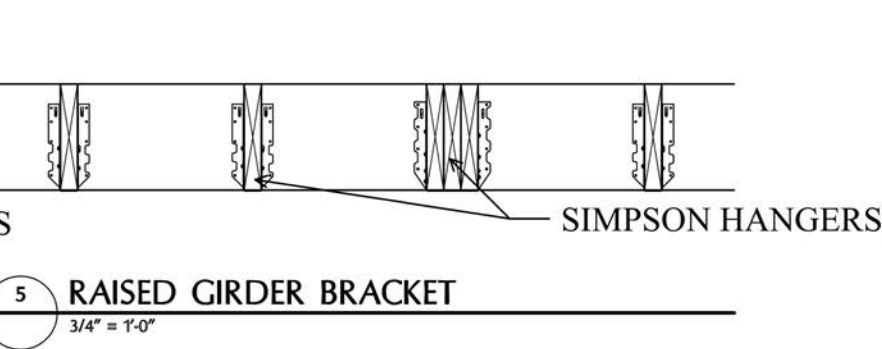
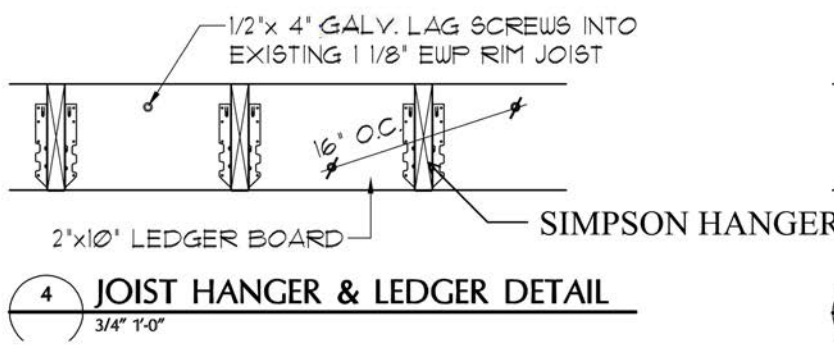
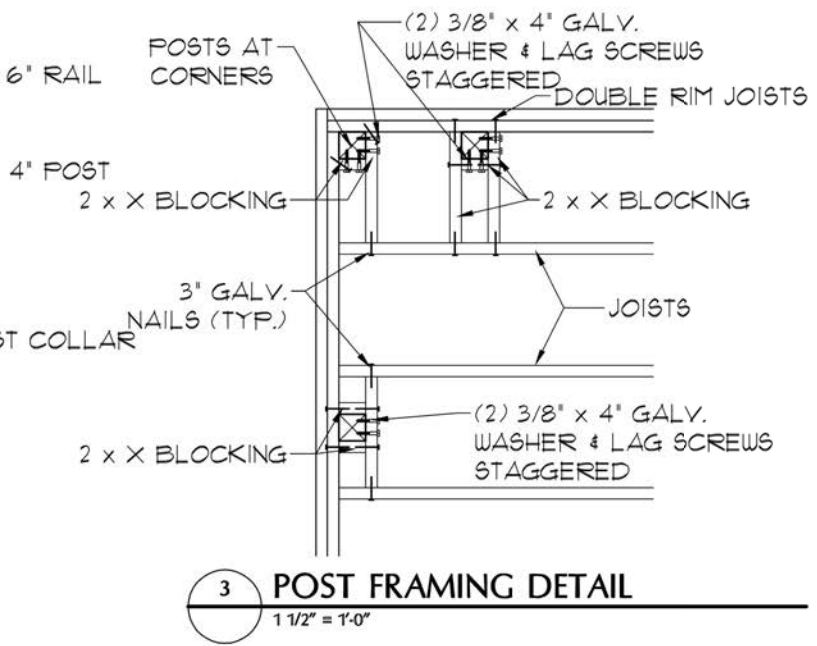
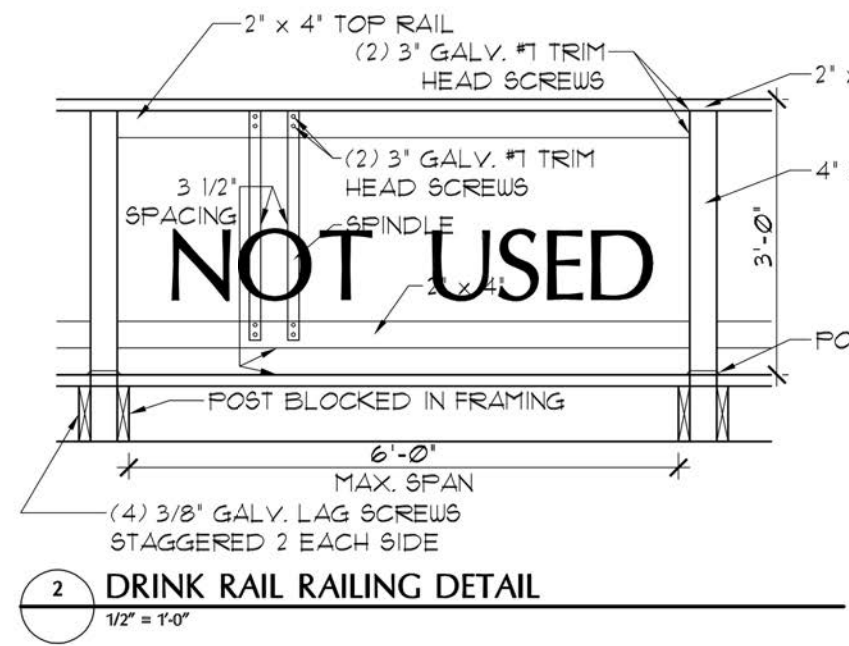
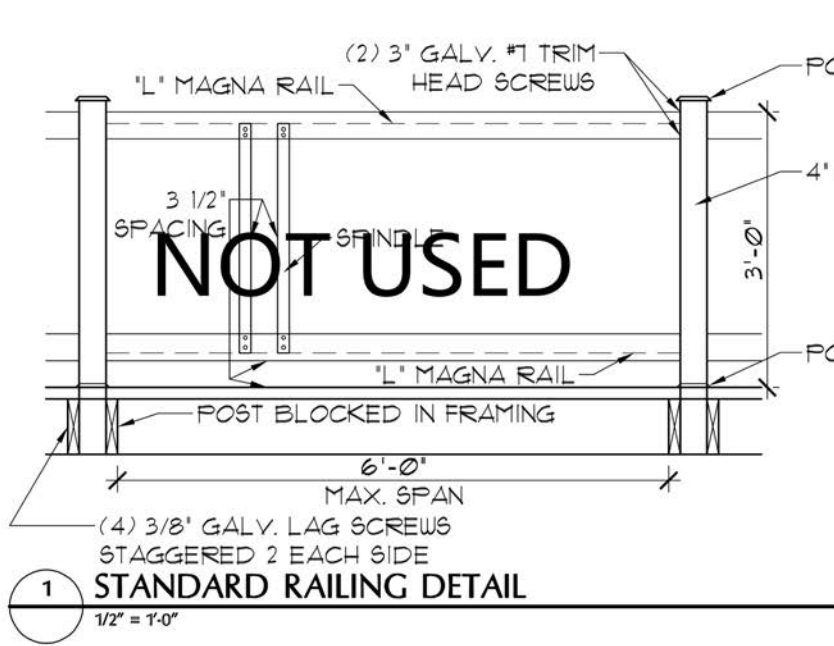
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**DRAWING**

**DETAILS AND NOTES**

**SHEET**

A600



**SPAX DECK LEDGER TECHNICAL BULLETIN**

**DECK LEDGER FASTENING SOLUTION WITH SPAX® POWERLAGS®**

SPAX 5/16" PowerLag fasteners have been tested for use in the attachment of deck ledger boards to the building structure to provide prescriptive solutions that are equivalent to the International Residential Code provisions for deck ledger attachment. When installed per this technical bulletin, SPAX 5/16" PowerLag fasteners can be used in place of 1/2" lag screws as described in Table R507.9.1.3(1) of the 2018 IRC.

**PRODUCT FEATURES**

- Code listed per ICC ESR-1782 & DrJ TER No. 1711-01.
- Patented thread technology requires no pre-drilling, and drives faster and easier than conventional lag screws.
- Two head types to choose from:
  - Hex Washer Head
  - T-Star Washer Head
- HCR® Coating has been tested to ICC-ES standards (AC207) and has proven to be equivalent to code approved hot-dip galvanized coatings. HCR is suitable for many preservative-treated woods and exterior applications.
- Fastener length on head provides easy identification.

**INSTALLATION INSTRUCTIONS**

- Select the preferred head style and appropriate length PowerLag fastener to ensure the threads fully engage the band joist and the fastener tip extends beyond the back face of the band joist.
- Using a 1/2" low rpm/high torque electric drill and appropriate driver bit, install the PowerLag through the ledger and drawing into the band joist until the built-in washer is shaft firm and flush to the ledger board. Do not overdrive.
- Stagger the PowerLag fasteners from top to bottom along the length of the ledger while maintaining the required spacing, edge and end distances as found in Figure 2 and Table 1.

ALTERNOL, BRINCK & CO. U.S., INC. 02105 Williams County Rd. 12-C • Bryan, OH 43006 P. 615-636-6715 E. info@spax.us ESR-1782 TER No. 1711-01

**DECK LEDGER TECHNICAL BULLETIN**

**Table 1**

Loading Condition	Head Type	Fastener Length	2x Nominal Ledger Species	Band Joist Material	Maximum Deck Joist Spans						
					Up to 6'	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	
60 psf Live	Hex Washer	4" or 5"	HF/SPF	Sawn Lumber	28	21	17	12	11	9	8
			DF/SP	Sawn Lumber	20	14	11	9	8	7	6
			DF/SP	1" min EWP*	30	22	18	12	10	9	8
	T-Star Washer	4" or 5"	HF/SPF	Sawn Lumber	16	16	16	10	9	8	7
			DF/SP	Sawn Lumber	24	15	13	11	9	8	7
			DF/SP	1" min EWP*	16	16	12	10	9	7	7
10 psf Dead	Hex Washer	4" or 5"	HF/SPF	Sawn Lumber	20	13	11	9	7	6	6
			DF/SP	Sawn Lumber	14	10	9	7	6	5	4
			DF/SP	1" min EWP*	21	13	10	8	7	6	5
10 psf Dead	T-Star Washer	4" or 5"	HF/SPF	Sawn Lumber	18	14	11	9	8	7	6
			DF/SP	Sawn Lumber	14	10	9	7	6	5	4
			DF/SP	1" min EWP*	18	14	11	9	8	7	6

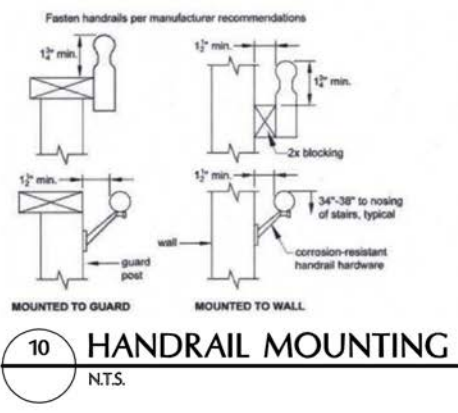
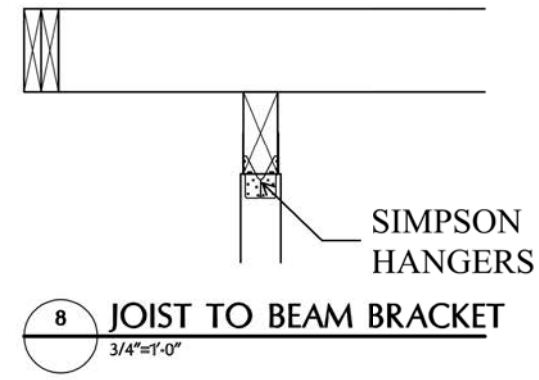
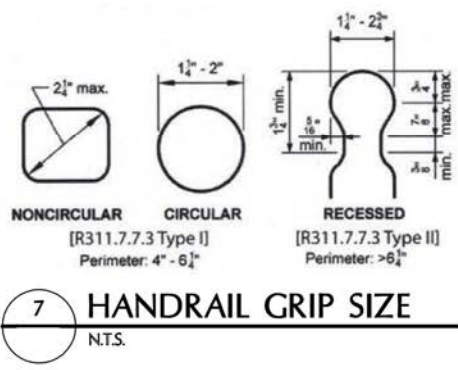
\*Engineered Wood Product (EWP) with a minimum specific gravity of 0.42 and 0.50 respectively, designed by others.

- Based on load conditions and fastener spacing, the applicable load duration as specified in NDS 2015.
- Fasteners are required to have full thread penetration into the main member.
- Fasteners shall be staggered from the top to the bottom along the length of the ledger while maintaining the required edge and end distances as shown in Figures 1 and 2.
- A maximum 1/2" structural sheathing, fastened per code, may be installed between the ledger and the band joist.
- Multiple ledger plies shall be fastened together per code and independent of the 5/16" PowerLag.
- Minimum ledger board requirements: 1-1/2" thick by 7-1/2" depth. Must be greater than or equal to the depth of the deck joist and no greater than the depth of the band joist.
- Sawn lumber shall be HF/SPF or DF/SP species (specific gravity of 0.42 and 0.50 respectively), designed by others.
- Minimum band joist requirements: SPF (specific gravity of 0.42) solid-sawn lumber 1-1/2" thick and 7-1/2" depth; Engineered Wood Product (EWP) 1" thick by 7-1/4" depth.
- Fastener spacing for 4" fasteners is based on tested loads. The design values use the lesser of a 1/8" deflection or a factor of safety equivalent to or greater than that of the code compliant lag screw application.
- Fastener spacing for 5" fasteners is based on previously published reference lateral design values.

1. For guidance on designing a deck ledger to frame connection where a band joist is not used, see SBCA's Tech Note, "Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System" available at www.sbcacorp.com.  
2. Attachment of a deck ledger to concrete or CMU/masonry using PowerLags is outside the scope of this technical bulletin.  
3. This technical bulletin is subject to periodic review and updates. For the most current version, visit www.spax.us.  
4. For a comprehensive review of SPAX PowerLag for use in deck ledger attachment, please see "DrJ TER No. 1711-01" available at www.djengineering.com.

2015 IRC Table R507.2, 2012 IRC Table R507.2

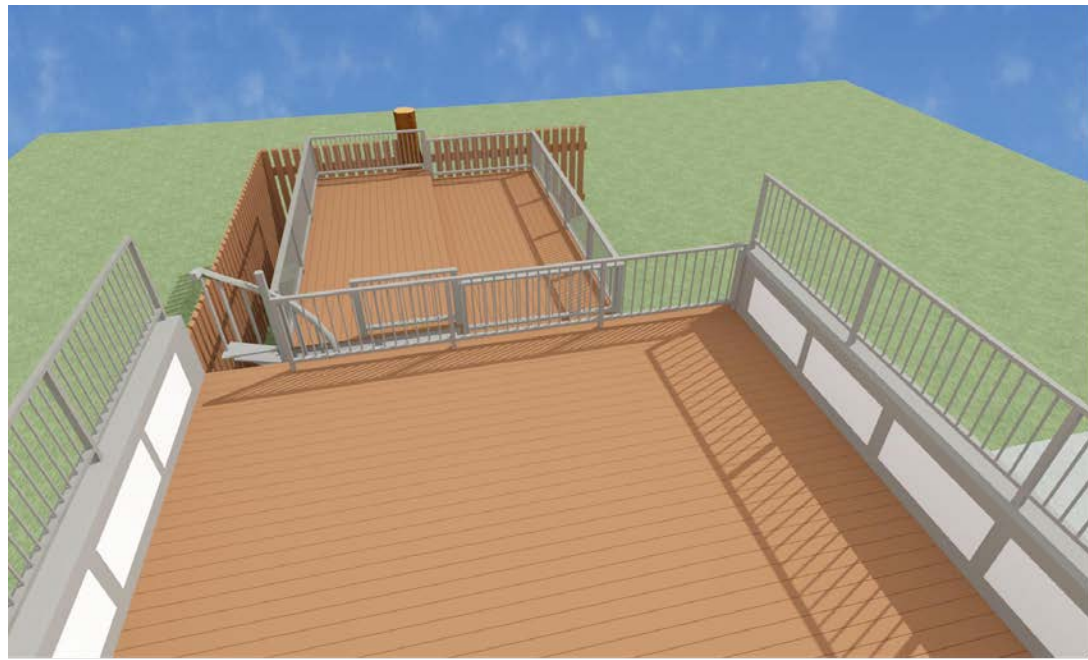
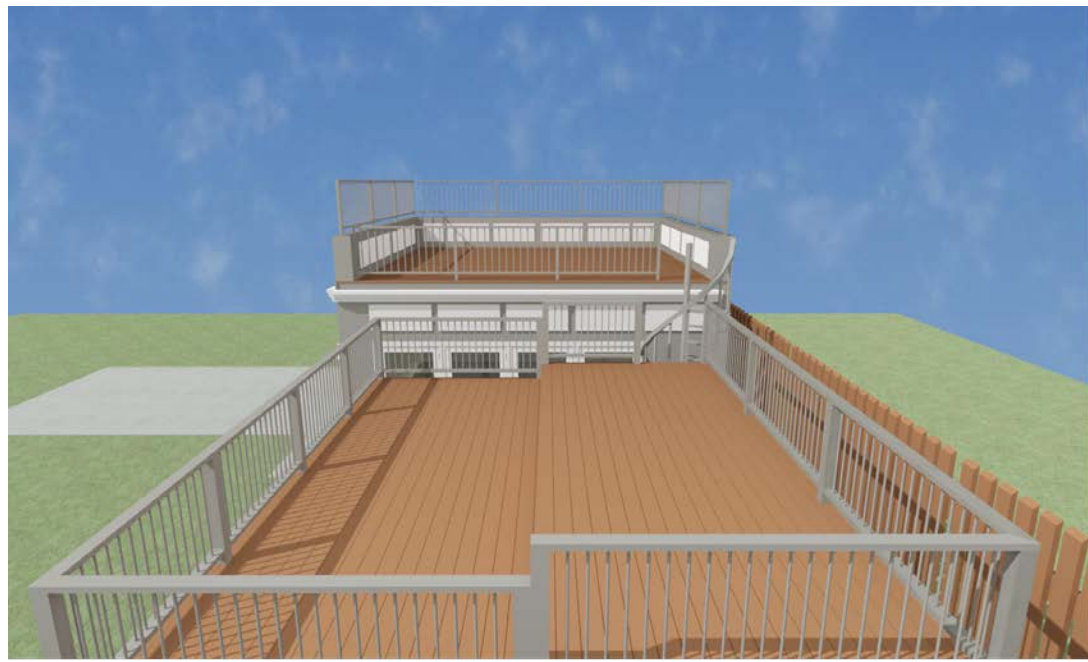
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**DESIGN NOTE:**  
DESIGNED PER PAR (1) OF SPS 321.225 DECKS

**SMOKING NOTE:**  
ABSOLUTELY NO SMOKING ON JOBSITE

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# RENDERINGS

N.T.S.



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